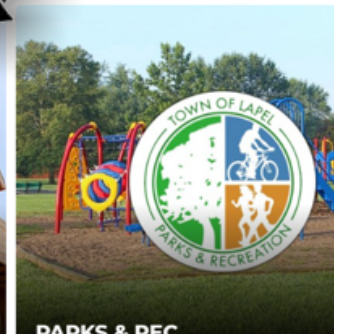
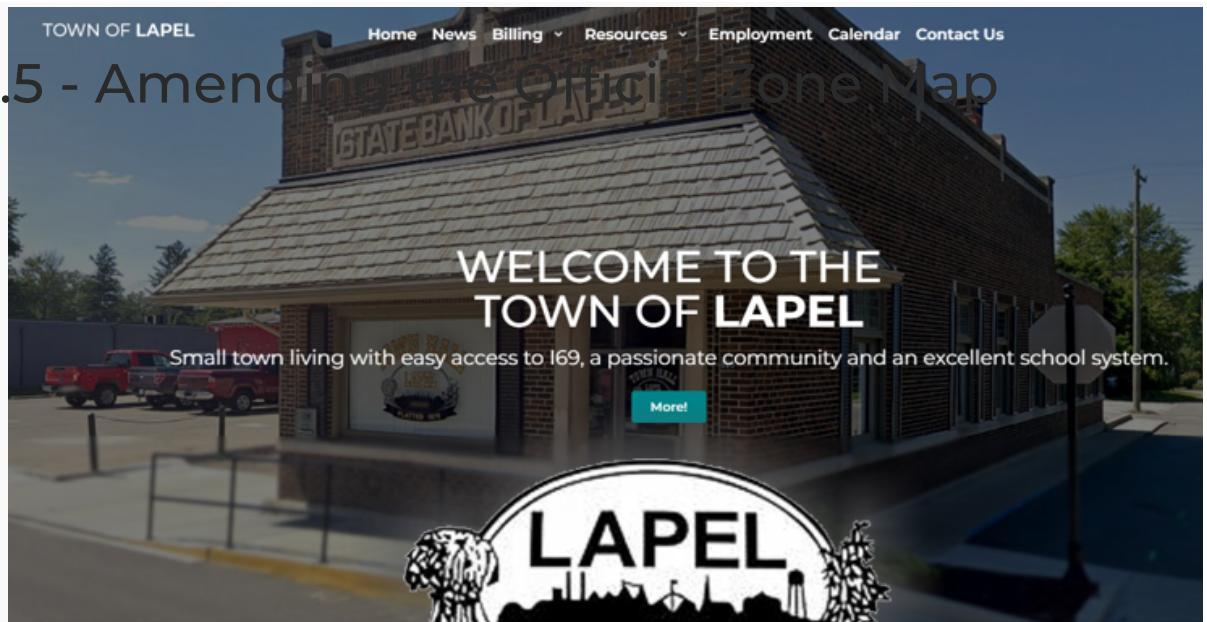


CH31 31.5 - Amending the Official Zone Map



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AN ORDINANCE OF THE TOWN OF LAPEL, MADISON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONE MAP AS TO CERTAIN REAL ESTATE WITHIN THE TOWN OF LAPEL, INDIANA, AS HEREIN DESCRIBED.

WHEREAS, a proposed Ordinance has been referred to the duly authorized Plan Commission of the Town of Lapel, Indiana for a change in the Official Zone Map as to certain real estate in said Town as hereinafter described; and

WHEREAS, the Lapel Plan Commission has given proper notice and conducted a Public Hearing for this Ordinance on March 10, 2022, and thereafter, unanimously gave a favorable recommendation to the Lapel Town Council on Petition #1-2022; and

WHEREAS, after receiving recommendations from the Town Planning Staff, hearing comment, reviewing presented documents, and reviewing the subject property, the Lapel Town Council hereby finds that the proposed zoning map change request in Petition #1-2022: (1) complies with the Town of Lapel Comprehensive Plan; (2) is most compatible with the current conditions and the character of current structure and uses in the district and surrounding area; (3) is the most desirable use for which

the subject land is adapted; (4) best conserves property values throughout the Town; and (5) best provides for responsible development and **Amending the Official Zone Map**

WHEREAS, the Town makes the above based on the entirety of the record placed before the Plan Commission and Town Council.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Lapel Town Council, under the authority of Indiana Code 36-7-4-608, and all acts amendatory thereto as follows:

Section 1: That the Zoning Ordinance of the Town of Lapel, Indiana, as shown by the records of Lapel, Indiana, shall be amended to change the Zone Map as incorporated therein and the following described real estate in Madison County, Indiana, to wit:

Lot Numbered Eleven in David Conrad's First Addition to the Town of Lapel, as recorded in plat Book 2, Page 26, records of Madison County, Indiana.

Commonly known as: 1028 Main Street, Lapel, Indiana 46051

Parcel No: 48-10-28-104-074.000-032

And the same is hereby rezoned from the present R2 zoning classification to C2 zoning with the following contingencies.

1. Developer commits to pave the parking lot with concrete or asphalt, and to install proper lighting;
2. Developer commits to provide a sidewalk along Main Street; and
3. Developer commits to provide a landscape buffer on the east side of the parking lot and landscape the parking lot per the Town of Lapel Zoning Ordinances.

Section 2: This Ordinance shall be in full force and effect from and after its passage by the Town Council of Lapel, Indiana, and publications as provided by law.

SO ORDAINED THIS 17th DAY OF MARCH, 2022.

Further Information

5-2022

Date Passed: 3/17/2022

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